



HEARNES
WHERE SERVICE COUNTS

Exit

A superbly presented and spacious two bedroom raised ground floor apartment ideally located in the sought after Dean Park location within a moments walk of Bournemouth Town Centre and easy reach of transport links and the award winning sandy beaches. The property features an impressive entrance hall, kitchen/breakfast room and principle bedroom with balcony. Further benefits include allocated parking with space for storage.

The development is accessed via a secure entry system with a communal hallway leading to the entrance of the apartment with lift. On entering the property a welcoming and impressive entrance hall, opens into a kitchen/breakfast room overlooking the rear aspect. The kitchen offers ample wall and floor mounted cupboards along with space for a dining table.

The property's two bedrooms are both generous in size with both featuring fitted wardrobes. The principle bedroom enjoys a balcony overlooking the rear aspect. A spacious living room overlooks the front aspect. The accommodation is complete with a separate WC and bathroom comprising a WC, wash hand basin and bath with shower over.

Externally the property is situated within superbly maintained gardens and the property is conveyed with secure, underground tandem parking space. To the front of the apartment a closed balcony allows for the placement of potted plants and seating.

Share of Freehold - 977 years remaining.

Maintenance: Approx. £1,514.77 every 6 months to include water rates.

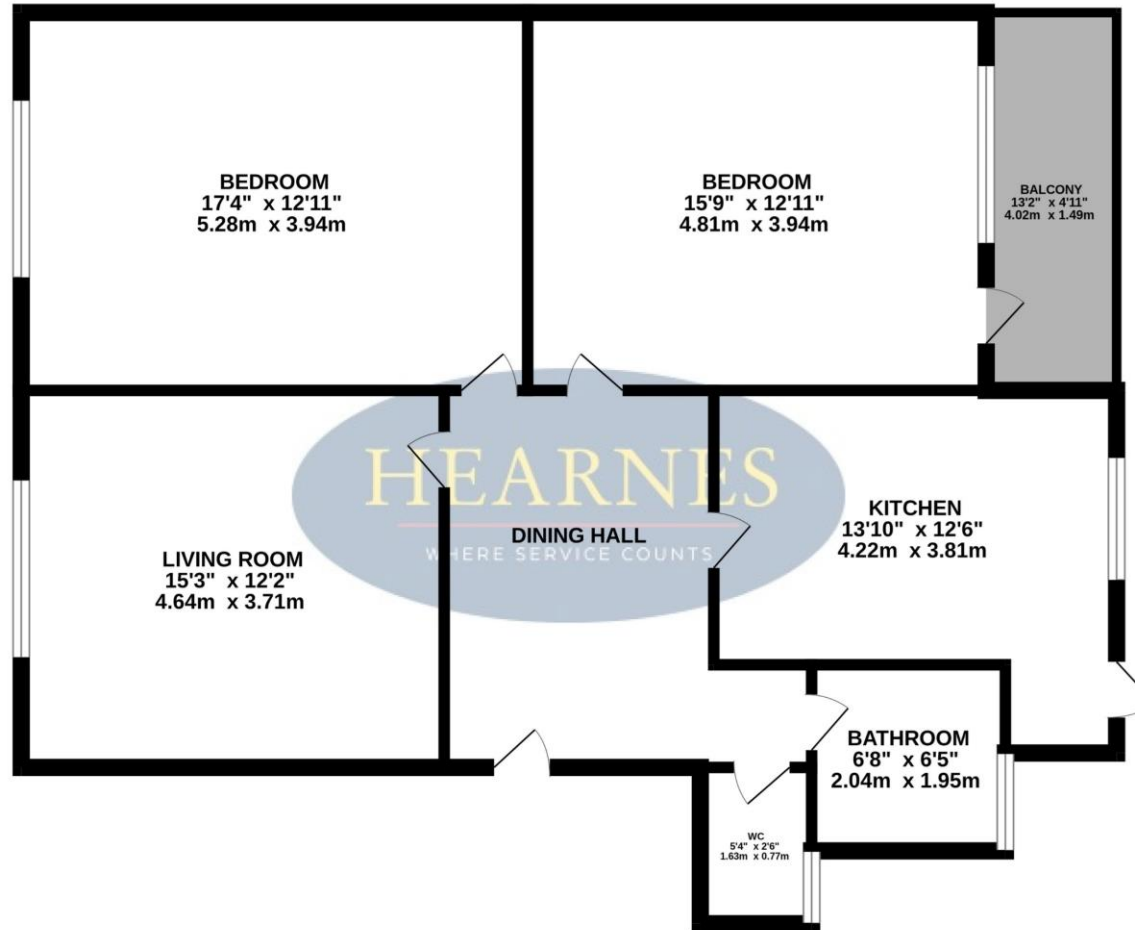
EPC RATING: C

COUNCIL TAX BAND: C

AGENTS NOTE: The heating system, mains and appliances have not been tested by Hearn's Estate Agents. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. We endeavour to make our sales particulars as accurate as possible. However, their accuracy is not guaranteed and we have not had sight of the title documents. The buyer is advised to obtain verification from their solicitor in respect of the tenure of the property.



947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

122 Old Christchurch Road, Bournemouth, Dorset BH1 1LU Tel: 01202 317317 Email: bournemouth@hearnes.com www.hearnes.com

OFFICES ALSO AT: FERNDOWN, POOLE, RINGWOOD & WIMBORNE

